

November 30, 2016

Jennifer Franich, Associate Planner
County of El Dorado, Community Development Agency
Development Services Division
2850 Fairlane Ct.
Placerville, CA 95667

RE: Rezoning Z16-0007/PD16-0002/P16-0004/El Dorado Hills Business Park Parcel Map.

Dear Ms. Franich:

The El Dorado Hills Community Services District (District) would like to respond to the Notice of Public Hearing regarding the consideration to rezone **Z16-0007/PD16-0002/P16-0004/El Dorado Hills Business Park Parcel Map.**

Allowing the El Dorado Hills Business Park to rezone; thereby, allowing housing for employees and their families at this juncture would result in unmitigated impacts to the El Dorado Hills Community Services District (District) and its residents. The rezoning does not address the impacts onto parks and recreation amenities & services, i.e., community services provided by the District, which would be utilized by new residents. Further, the proposed rezone does not appear to address impact fees related to new resident impacts, nor does it address assessments that may be important for CC&R enforcement, Landscape and Lighting Assessment Districts, or other funding mechanisms that these residents should be required to be a part of.

The Business Park is unique in that it is essentially an island surrounded by the District. As such, the aforementioned services and assessments would be unduly applied to and absorbed by the District due to the fact that impacts borne within the Business Park boundaries will not be contained by such non-physical barriers. Those undue burdens will not currently be mitigated by fees, assessments, or taxes due to the fact that the Business Park is not within District boundaries. The District could be favorable to this proposal should annexation into the District be considered and approved.

At the November 2016 El Dorado County Board of Supervisors meeting I addressed this topic with the Board. Additionally, a copy of this letter will be forwarded to the Local Agency Formation Commission (LAFCO) as their input into the planning element of this proposal is germane due to the impacts, potential necessity to annex and/or analyze tax redistribution.



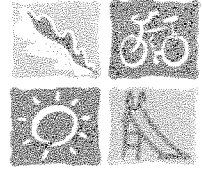
In closing, rezoning these parcels could negatively impact the District as the services and fees would be absorbed by the District if residential living is permitted. Should you have any questions, please feel free to contact me at 916-933-6624 or kloewen@edhcsd.org.

Cordially,


Kevin A. Loewen
Interim General Manager

CC: Shawna Purvines, County of El Dorado
El Dorado County LAFCO

PC 12/8/16
#5



El Dorado Hills
COMMUNITY SERVICES DISTRICT

December 1, 2016

Jennifer Franich, Associate Planner
County of El Dorado, Community Development Agency
Development Services Division
2850 Fairlane Ct.
Placerville, CA 95667

RE: **Rezoning Z16-0007/PD16-0002/P16-0004/El Dorado Hills Business Park Parcel Map**

Dear Ms. Franich:

The El Dorado Hills Community Services District (District) would like to respond to the Notice of Public Hearing regarding the consideration to rezone **Z16-0007/PD16-0002/P16-0004/El Dorado Hills Business Park Parcel Map**.

After careful consideration and review of the Notice of Public Hearing, the District does not oppose the rezoning of this parcel. The District would like to notify that should the long-range plan be to include employee housing in the business park, the District would oppose the rezoning unless the following items were addressed:

- Amenities that would be utilized by new residents such as parks or community services;
- Impact fees, residential fees or fees to maintain the Landscape and the Lighting Assessment District;
- Annexation into the District, and
- Input from LAFCO.

Should you have any questions, please feel free to contact me at 916-933-6624 or kloewen@edhcsd.org.

Sincerely,

A handwritten signature in black ink that reads 'Kevin A. Loewen' followed by a stylized flourish.

Kevin A. Loewen
Interim General Manager
El Dorado Hills Community Services District